

# ST. MARYS INTRACOASTAL GATEWAY PROPERTY



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100 READY ST. / ST. MARYS, GA 31558





St. Marys Intracoastal Gateway Property - 100 Ready St./St. Marys, GA 31558



*Located a mere 4.5 miles from the Atlantic Ocean and 15 minutes by boat from Fernandina Beach, Florida is a development tract in St. Marys, Georgia, that offers the best of all worlds. This extraordinary waterfront property can be easily accessed from I-95 exits 1, 3, and 6 and thus is conveniently accessible to two major Atlantic Coast markets: Jacksonville, FL and Savannah, GA. Jacksonville International Airport is only 35 minutes from the property.*

*1.25 million people live within a one hour drive of this location. More people can be accessed within this drive time than anywhere else in the state of Georgia outside of Atlanta.*

*The site offers stunning views of the harbor and salt-marsh and is steps away from the city's historic downtown area. St. Marys, one of the oldest cities in the United States, is home to the St. Marys Submarine Museum, Cumberland Island Museum, Orange Hall Museum, Naval Submarine Base Kings Bay, the stunning Howard Gilman Waterfront Park, The Binational Heritage Peace Garden, St. Marys History Walk, gracious residences that are listed on the Historic Register and more.*

*The St. Marys River defines the southernmost boundary of the city and provides additional benefits by directly tying the development site to the active boating community in the area, the Intercoastal Waterway and the Atlantic Ocean.*

*St. Marys is also the gateway to Cumberland Island National Seashore-the largest of the Georgia coast's barrier islands-and the Island's visitor center and ferry docks are located less than a mile from the tract. The city also hosts annual festivals such as the Mardi Gras Festival, St. Marys Rock Shrimp Festival and the renowned Independence Day Festival.*

*Cumberland Island draws 61,000 visitors to downtown St. Marys each year. Similarly, Crooked River State Park draws thousands of visitors to St. Marys and the area.*

*The Naval Submarine Base, home of the East Coast Trident Submarine, employs 8,000 employees and contributes \$700 million into the local economy.*



Orange Hall Museum



Howard Gilman  
Memorial Park

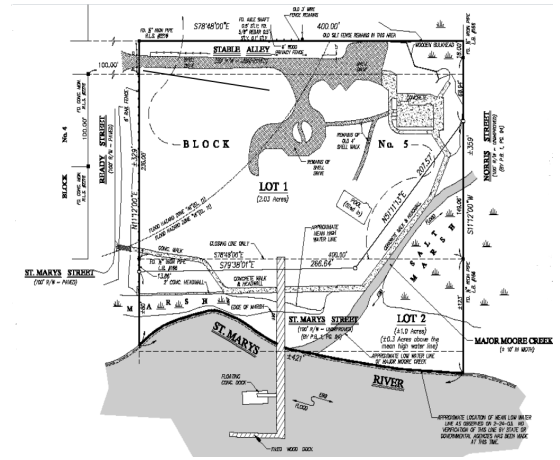


First Presbyterian  
Church

## Development Objectives:

Public/Private Partnership that will—

- ⇒ Serve as a citizen and visitor destination
- ⇒ Allow public access
- ⇒ Enhance the environment
- ⇒ Provide economic development
- ⇒ Be compatible with the historic waterfront district



Gateway Concept Rendering

## Incentives:

- ⇒ Tax Allocation District Funding
- ⇒ Military Zone Tax Relief
- ⇒ Long Term Land Lease
- ⇒ Increased Public Boat Slips

For more information contact:

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